

## Planning Board Minutes

June 11, 2014

Planning Board Members: Robert Pratt, Richard Benner, Larry Choate, William Leppanen

Code Enforcement Officer: Scott Bickford

Present: Anthony Dermarderosian, Richard Hurlbert, Audrey McGlashan, G. Robert Smith, Catherine Smith, Uno Ilvonen, Jacob Ilvonen, Steve Cook, Paul Gibbons, Sue Choate

1. Appeals Board Decision - Richard Benner made a motion to table the decision on the Appeals Board Decision while it is in litigation. William Leppanen seconded it. All in Favor.

2. Robert Pratt made a motion to have a public hearing at the next planning board meeting to inform the public about having a rural residence property (Map 6, Lot 3) changed to commercial property (Uno Ilvonen). Richard Benner seconded it. All in Favor.

3. Richard Hurlbert and Audrey McGlashan - 18 Beach Street (Map 7, Lot 121-1). They would like a building permit to change their stairs. They would make a platform at the top and make the stairs go sideways so they wouldn't extend any closer to the water. It would add 12 ft to the existing structure. It is a non conforming lot.

Audrey McGlashan asked the Planning Board to have Robert Pratt recuse himself from the meeting. Richard Benner and the rest of the Planning Board agreed that Robert Pratt could make an unbiased judgment.

Larry Choate made a motion to have this matter tabled till the next meeting so they can contact a lawyer and get a legal about the expansion on a non-conforming lot or to see if this constitutes as an expansion. Richard Benner seconded it. All in Favor.

Scott Bickford made a point to the Planning Board really needs to very careful that they are not biased.

Doug Johnson - Osprey Realty Trust - 5 Castlewood Lane

Paul Gibbons (attorney) was present for Doug Johnson. Doug Johnson has submitted an application to reconstruct the tugboat where it is located. He would like to put a foundation under it and reconstruct the wheel house.

Richard Benner made a motion to table this application until they have more information about the foundation and what he is rebuilding. Also to get legal opinion as to whether it can be done or not. William Leppanen seconded it. All in Favor. Bob Pratt asked the Planning Board if he could start participating in the meetings in regards to Doug Johnson

now that the work on the Pier that he did for him has been paid for and completed. The Planning Board felt that there would be no conflict for him to participate.

Richard Benner moved that he step down from being Chair of the Planning Board and as soon as they can find a replacement for him he will get off the Planning Board. William Leppanen seconded it. All in Favor.

Larry Choate made a motion to have Robert Pratt step up as Chairman. William seconded it. All in favor.

9:15 PM Meeting adjourned